

**Approved**

**MINUTES OF SPECIAL MEETING**

**Pawtucket Redevelopment Agency**

**175 Main Street, Pawtucket, RI 02860**

**January 31, 2012 @ 12:15 p.m.**

**1. ROLL CALL:**

**Secretary Crawley called the meeting to order at 12:20 p.m. and on a roll call vote, the following Members answered present: Larry Monastesse, John Baxter and Andrew Pieper (New Agency Member Appointed).**

**Also present were: Michael P. Davolio, Executive Director, Barney S. Heath, Assistant Director, R. Kevin Horan, PRA Attorney, Linda Elliott, Rehabilitation Coordinator, Richard Lavalley, Fiscal Manager and Susan Rivet.**

**2. PUBLIC INPUT: None**

**3. MINUTES OF PREVIOUS MEETING:**

**Upon a motion by Mr. Baxter, seconded by Mr. Monastesse, the minutes from December 27, 2011 PRA meeting were amended and unanimously approved.**

#### **4. BILLS:**

**Upon a motion by Mr. Baxter, seconded by Mr. Monastesse and unanimously approved, bills totaling \$6,932.07 were approved for payment.**

#### **5. REPORTS:**

##### **(A) Residential Rehabilitation Loan Program:**

**Ms. Elliott reported that she will be running ads in the Valley Breeze for both the Rehab and Elderly Paint Programs.**

**Mr. Heath indicated that he has received three responses to the Housing Rehabilitation Program and will have more information to present at the next agency meeting.**

##### **(B) Loan Delinquencies:**

**Attorney Horan reported he sent a letter to Ms. Wilcox and has not heard from her as of yet. Attorney Horan also reported that the three loans the PRA wishes to be written off are Katherine Brown, Erick Cifuentes and Luis Etheridge. Attorney Horan reported that only Katherine Brown can be written off right now because she had filed bankruptcy. As for Erick Cifuentes, he has filed Chapter 13 and it has**

not been closed so we need to hold off on that one at this time. Also, Luis Etheridge had a foreclosure in 2009 but Attorney Horan did advise the agency that they could file a suit against the Promissory Note. After reviewing these items, the agency members decided to write off Katherine Brown and wait until clarification on Erick Cifuentes and Luis Etheridge.

## **6. RETURNING BUSINESS:**

### **(A) Chester Building:**

#### **(1) Financial Statements:**

Mr. Lavallee presented the December 2011 financial statements.

#### **(2) Chester Building Update:**

##### **a. Signage Program Proposal:**

Mr. Heath reported that he has hired a consultant to update the signage at the building and came up with a plan as well as the parking lot. Mr. Heath stated that due to the tenant changes, it now changes the impact on the signs. Mr. Heath stated he is still pursuing the costs for the signs and will have more information at the next agency meeting.

**b. Vacant Space Update / Storefront Redesign / Next Steps:**

**Mr. Davolio stated that Salve Regina will not be renewing the lease which expires at the end of August, 2012. Mr. Davolio stated that one option for the space might be Attorney Garan's office since the space offers easy access and parking for his clients.**

**Mr. Davolio mentioned to the members that he did have possible interest in the Network RI space. Mr. Davolio hopes to have more information at the next agency meeting.**

**Mr. Davolio reported that he would like to have an entrance door put in on the front office space on Main Street. Mr. Davolio stated that an architect has come in and gave an estimate of \$35,000 - \$45,000. Mr. Davolio reported that the money for this would come out of 175 Main Street build-out fund.**

**Mr. Crawley stated that he along with the other members are not comfortable spending the money on the construction of a new door until a firm tenant for the space has been identified.**

**Mr. Heath presented a resolution to authorize the Pawtucket Redevelopment Agency to undertake improvements to physically construct a Main Street storefront entrance to 175 Main Street.**

**Upon a motion by Mr. Baxter and seconded by Mr. Monastesse and unanimously approved to put this motion on hold until further notice.**

**c. RIPTA Relocation:**

**Mr. Davolio reported he met with RIPTA a few days ago and are expressing concern as to whether they can meet the June 23rd deadline to be vacated from this building. Mr. Davolio stated he has been working with them to relocate to another area in the city and does expect them to be out as of June 23rd. Mr. Davolio reported that he has two different individuals that are interested in opening a coffee shop in the RIPTA space and will have more information at the next agency meeting.**

**d. Visitor Center Space:**

**Mr. Davolio indicated that much work and attention is to be given to how to make the Visitor Center more self-sustaining in terms of funding. He will report back on developments at the next month's meeting.**

**(B) Property Disposition Updates:**

**1. 335 Main Street (Old Colony Bank):**

**Mr. Heath stated that PCDC was not awarded low income housing tax credit from RI Housing, but is still interested in redeveloping this building. The best possibility for the redevelopment of this building could be the reinstatement of some version of the State Historic Tax Credit, which would be extremely attractive if combined with the Federal Historic Tax Credit.**

## **2. Front Street:**

**Mr. Heath reported that the remediation project is complete and has been accepted by the RI Department of Environmental Management. Attorney Horan has prepared the deed for the transfer to Collette.**

## **3. 354 Pine Street Brownfield Clean-up:**

**Mr. Heath reported that a meeting is scheduled for next week with the Environmental Consultants on the progress of the remediation. Mr. Heath hopes of getting additional funding from EPA for this project. Mr. Heath stated he will have more information at the next agency meeting.**

## **(C) Litigation Matters:**

### **1. Silver Top Diner:**

**Attorney Horan advised the agency members to go into Executive**

**Session at next month's meeting.**

**(D) Foreclosure Response Program Update:**

**1. 116-118 Prospect Street:**

**Mr. Heath reported he has a meeting with the architect next week and will have more information next month.**

**(E) PRA Commercial Loan Requests:**

**1. McDevitt Building, 23 Broad Street:**

**Mr. Heath stated the loan was for \$100,000 and that the work on the fire code issues is progressing.**

**2. Municipal Parking Garage Storefront Façade Redesign:**

**Mr. Heath reported that he would like to move this to next month's agenda in hopes of having more information.**

**7. NEW BUSINESS:**

**(a) Commercial Loan Request – Fountain Street Building:**

**Mr. Heath reported that he was expecting an interested party along with a proposal for this building but they cancelled at the last minute.**

**(b) Housing Rehabilitation Loan Write-offs Resolution:**

**Mr. Heath would like to hold off on this and will present a resolution at the next agency meeting.**

**(c) Reorganization / Apt. of Officers for 2012:**

**Upon a motion made by Mr. Crawley and seconded by Mr. Baxter and unanimously approved, it was moved for Roger Lemoie to serve as Chairman for the Calendar Year 2012.**

**Upon a motion made by Mr. Monastesse and seconded by Mr. Baxter and unanimously approved, it was moved for Francis Crawley to serve as Vice Chairman for the Calendar Year 2012.**

**Upon a motion by Mr. Crawley and seconded by Mr. Baxter and unanimously approved, it was moved for Lawrence Monastesse to serve as Secretary for the Calendar Year 2012.**

**Upon a motion by Mr. Monastesse and seconded by Mr. Baxter and unanimously approved, it was moved for Michael Davolio to serve as Executive Director for the Calendar Year 2012.**



**Upon a motion by Mr. Monastesse and seconded by Mr. Baxter and unanimously approved, it was moved for Barney Heath to serve as Assistant Director for the Calendar Year 2012.**

**(d) Executive Session under Chapter 42-46 (5) (a) (2) Related to Collective Bargaining:**

**Upon a motion by Mr. Baxter, seconded by Mr. Monastesse and approved on a roll call vote 3-0, it was approved to close the regular session and convene into Executive Session for the purposes of discussing collective bargaining issues**

**Upon a motion by Mr. Baxter, seconded by Mr. Monastesse and unanimously approved on a roll call vote 3-0, it was approved to reopen the regular meeting and seal the minutes of the Executive Session**

**(e) Approval of FY 2011-2012 Compensation Increase for PRA Employees.**

## **8. NEXT MEETING:**

**The next meeting will be held on Tuesday, February 28, 2012 at 12:15 p.m.**

## **9. ADJOURNMENT:**

**There being no further business, upon a motion by Mr. Baxter, seconded by Mr. Monastesse and unanimously approved, the meeting was adjourned at 2:00 p.m.**